

ORE BUCKET COMMERCIAL CENTER CONDOMINIUMS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 29, 2025
5:30 P.M. CRESTED BUTTE & VIA ZOOM

Present: Doug Gorman
James Withey
Eric Thorson
Brandon Cvilikas, Toad Property Management
Bayliss Baker, Toad Property Management
Ethan Johnson, Toad Property Management

Brandon called the meeting to order at 5:36 p.m. and confirmed a quorum. Brandon explained the purpose of the meeting was to continue discussion on Capital Planning.

Jim asked that the March 20, 2025 minutes be amended to reflect a project cost of \$79,000 and not \$75,000. With that change Doug made a motion to approve the March 20, 2025 minutes. Jim seconded the motion and it was unanimously approved.

Brandon said repair or replacement of the failing front column was a priority and Toad had reached out to various contractors. Altitude Painting and Blue Dog Home Improvement were the preferred contractors for exterior painting and some small exterior building repairs. Some contractors were not available until later in the Summer and some contractors had recommended engaging a structural engineer to review and prepare a plan for the foundation, rock wall, deck and columns.

After a long discussion it was generally agreed there would be a benefit to engaging SGM engineers to inspect the building. Detailed plans were not essential but a recommendation on the benefits of a temporary fix versus a more expensive replacement option would help with planning and budgeting. Ethan agreed to reach out to SGM engineers and find out their availability and potential cost. Ethan also agreed to reach out to additional contractors for the rock wall/column project. Ethan left the meeting.

Jim explained \$17,000 could be removed from the \$79,000 estimate for Capital Projects as that work was not necessary. The removal of the \$17,000 would leave approximately \$30,000 for the rock wall/column work.

Doug made a motion to accept the bid from Altitude Painting and Doug would discuss the deposit requirements with Altitude. Jim seconded the motion and it was unanimously approved.

It was agreed Blue Dog Home Improvement would be engaged to complete work prior to Altitude Painting starting work.

It was generally agreed the rock wall/column work was a priority and needed to be completed prior to the Winter. Once engineering information was obtained from SGM the Board would discuss the options.

Brandon explained Toad would be making regular walk throughs at the building, a minimum of two walk throughs a month. A checklist would be prepared and submitted to the owner of Toad and the Board after each walk through.

Jim said removing everything in the flower bed would give the surveyor or contractors an opportunity to inspect that portion of the building. Jim made a motion to remove all plant material from the east side bed and having the surveyor inspect the columns in that area. Doug seconded the motion and it was unanimously approved.

Brandon agreed to email Beth and Adam with an update on the decisions taken at the meeting.

At 6:34 p.m. Doug made a motion to adjourn the meeting. Eric seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management